



**SMITH & CO.**  
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Home & Personal Property  
**AUCTION**

**Home on  
2.96 acres**

Saturday, March 27•10 a.m.  
 (Personal Property Sells Immediately After Real Estate)

22384 Highway 281, Chester, OK



Home & Personal Property  
**AUCTION**  
 Saturday, March 27•10 a.m.  
 (Personal Property Sells Immediately After Real Estate)  
 22384 Highway 281, Chester, OK

**Home on  
2.96 acres**

**REAL ESTATE Terms:** 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supersede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights for some tracts. **PERSONAL PROPERTY TERMS:** Buyers attending this auction will be required to provide a valid photo ID. By registering, bidder agrees to all terms and conditions as set forth by Smith & Company Auction & Realty, Inc. All items will be sold in their present condition with no warranties expressed or implied. Final responsibility rests with the buyer to assess the condition of items. It is not possible to adequately describe in text or photos any items that may show use and wear. We recommend you personally inspect all items, or enlist a trusted professional to do so on your behalf. There will be no options for refunds of any type. All sales are final. Cash, check, and most major credit cards accepted. Sales tax is applicable unless a valid, current sales tax permit is presented prior to auction. Announcements made sale day supersede all prior advertising. Online Bidders may bid via our website at smithcoauctions.com. Smith & Company Auction & Realty, Inc. is not responsible for any errors in bids, omissions of bids, or failure to execute bids and shall have no liability to any bidder for any technical or other failure associated with the internet. A 3% Buyer's Premium will be charged to the On-line Buyer's high bid. ON-LINE REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.




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**Auction & Realty, Inc.**  
**580-254-3975**  
**Auctioneer - Ira Y. Smith, ATS, R.E. Broker**

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"Serving NW Oklahoma and Kansas with Integrity and Pride since 1982"



# OPEN HOUSE

## March 11 & 18 • 4 - 6 p.m.

### 22384 Highway 281, Chester, OK

Legal Description: a 1.45 acre tract and 1.51 acre tract in NW 16-20N-16W, Major County, Oklahoma.  
Minerals included on the 1.51 acre tract only.



Custom home built in 1999. This beautiful 3 bedroom, 2 1/2 bath home is perfectly located on nearly 3 acres of land. You'll fall in love before you ever go inside! From the many trees, to the picket fence, to entering the red door this home is magazine cover worthy. Upon entry you'll find beautiful hard wood flooring in the spacious living and dining area. French doors open from the dining area to a pergola and deck perfect for entertaining or just relaxing. The main floor also features the master bedroom with full bath, kitchen with hard-wood cabinets, double oven, pantry, breakfast area, 1/2 bath, and laundry room. Upstairs is a full bath and 2 large bedrooms with tons of closet and storage space. This home has Pella and Progressive brand windows throughout. There is an attached 2 car garage, a water softener, reverse osmosis water system, lawn sprinkler system, above ground tornado shelter, and a workshop with heat and air. Several apricot, pear, and nectarine trees are on the property.

Be sure to come to the open house event or call Buck Hutchens,  
Auction Manager, at 580-273-3202 to schedule a private tour.

Want to see it now?

Visit our website at [smithcoauctions.com](http://smithcoauctions.com) and take a virtual tour!

## Personal Property

(To Be Sold Immediately Following Real Estate)

### FURNITURE

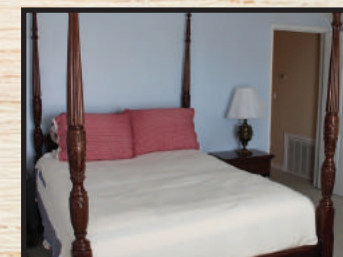
- Gaming Table
- 2 Wood Chairs
- Full Size 4 Post Bed
- 2-Night Stands
- China Hutch
- White Night Stand
- Bookshelves
- Full Size Antique Bed
- Glider Rocker
- Lamps
- Large Dresser & Mirror
- Sanyo TV
- Record Storage Cabinet
- Lazy Boy Recliner
- Recliner
- Chair & Ottoman
- 50" LG Flat Screen TV
- Zenith Record Player & AM/FM
- Cabinet
- Buffet
- End Tables
- Table & 4 Chairs
- 2-Area Rugs
- Quilt Rack

### APPLIANCES

- Amana Refrigerator w/ice maker
- Emerson Microwave
- Whirlpool Cabrio Platinum Washer
- Whirlpool Cabrio Platinum Dryer
- Frigidaire Upright Freezer

### LAWN & GARDEN

- 2020 Big Dog Alpha 52" Welded Deck with Kawasaki FR69IV Engine, only 1 hour
- Craftsman 675 Self Propelled Push Mower w/Bagger
- Toro 22" Self Propelled Push Mower w/Bagger
- Craftsman 5.0 HP 17" Rotor-Tiller
- Toro Electric Leaf Blower
- Stihl FS40C Weed Eater
- Great States Push Reel Lawnmower
- Lawn Mower Trailer
- 10' Trailer



### TOOLS & EQUIPMENT

- Craftsman Mechanic Stool
- Delta Bench Grinder
- Bench w/Vise
- 2-Workmate Benches
- 2-Shop Vacs
- Rockwell Table Saw
- Dewalt Router
- Delta Miter Saw
- 32' Extension Ladder
- 6' AL Step Ladder
- 3' Step Ladder
- Misc. Lumber
- Pipe Saw Horses
- 4 Priefert 10' Panels

### MISCELLANEOUS

- Dishes
- Taskco 8x16x40 Binoculars
- 150 Records 45's
- Picture Frames
- Books
- VHS, DVD, CDs
- Christmas Decor
- Tupperware
- Clocks
- Basket
- Containers
- Butter Churn
- Stemware
- Pet Crate
- Ping Pong Table
- Stainless Steel Grill
- Golf Clubs
- Croquet Set
- Treadmill
- Turkey Fryer
- Birdbaths
- Birdhouses
- Outdoor Table/Chairs
- Nativity Scene & much more!